



**FERN  
ROSE**

**Construction Impact Management Plan**

**December 2016**

**Revision A**

**Veil House**

**Rear of 6 Wilmot Place**

**London**

**NW1 9JP**

## **Introduction**

The purpose of the Construction Impact Management Plan is to outline our approach to managing the basement construction works at Veil House, rear of 6 Wilmot Place NW1 9JP. These proposals are to enable third parties to understand the nature of the works and the various construction activities associated with the development. This document includes specific comment on site establishment, logistics and the process of managing the overall environment surrounding Veil House, rear of 6 Wilmot Place. The purpose of implementing this Construction Impact Management Plan is to minimise disruption to local residents and the street, by creating a safe working and living environment within the project boundary and neighbouring areas.

The contents of the Construction Impact Management Plan must form part of the development plan and be agreed with The Borough of Camden. The plan will be reviewed weekly by a Fernrose Project Manager and any amendments will be agreed with the Council and the plan revised and re-issued accordingly.

This Construction Impact Management Plan is subject to third party approvals and therefore amendments are likely. Formal approvals and activity methodology approaches will be addressed in detailed submissions to the design team and the Client. Liaison with the neighbours and interested parties will continue throughout the project, as information is updated and as the project develops. Particular attention will be paid to ensure that the neighbours are kept apprised of progress and future works on the project, as per the Considerate Constructors Scheme regulations which all construction projects in Camden need to be registered with.

The information provided in this document is an overview of the key project activities at Veil House, rear of 6 Wilmot Place. Generic statements herein are to be further developed into plans, procedures and detailed method statements as the project develops through the design and construction phases.

This Construction Impact Management Plan will be used as the background for the detailed construction method statement and risk assessments and will be included in all specialist trade contractor portions of the works.

From our initial review of the project, we have classified the development as being of Low Risk (as per the Mayor of London guidelines) and used the Best Practice Guidance below in forming our plan.

## **Project Overview**

Veil House, rear of 6 Wilmot Place is a property situated on Rochester Road.

This is primarily a residential location and this has been taken into consideration within this document.

The project consists of constructing a new dwelling with basement.  
No fixed start date has yet been decided for the proposed work

### **Proposed Site Works**

The key elements of the development with regards to the potential impact on surrounding area are:

- Site setup
- Demolition of garages
- Substructure formation: basement construction
- Single storey ground level construction.

### **Construction Impact Management Action Plan**

The following sections outline the key elements for consideration. This document demonstrates our commitment to manage, control and where possible mitigate our impact on the local community and infrastructure.

Many of the issues identified will be further developed and dealt with in our more detailed site based method statements. A detailed method statement will be prepared and agreed for the major site operations in advance of the relevant works commencing, once the detailed engineering has been designed, agreed and issued. This will be particularly important for excavation and structural works.

### **Communication**

#### ***Neighbourly Relations***

The site is within a residential two-way street and Fernrose will take the adjacent property owners into utmost consideration. Fernrose's policy is to minimise disruption to all the residents within Rochester Road and maintain good neighbourly relations throughout the works.

Maintaining good neighbourly relations is assisted greatly by good communication and by keeping third parties regularly informed of site activities likely to impact on adjoining residents. Fernrose have found that listening to reasonable concerns and by demonstrating a considerate and professional approach helps to maintain a well-balanced relationship.

Regular monthly newsletters will be produced to keep neighbours advised of the works and any events due to the works that may impact the Rochester Road area, general progress of the works and the requirements for any abnormal works. Fernrose structural managers will endeavour to answer any questions neighbours have, provide updates and assist with any concerns/problems at all stages throughout the works when approached by neighbours in accordance with the Considerate Constructors Scheme.



Appropriate signage and information boards will be displayed on site hoardings with the relevant contact names and numbers, in accordance with the Considerate Constructors Scheme).

#### ***Considerate Constructors Scheme***

Fernrose is a member of the Considerate Constructors Scheme and will comply with the requirements of the scheme for the duration of the project.

The works, including demolition, will be carried out in accordance with the Considerate Constructors Scheme and in such a way as to minimise the impact on the local environment and amenities. Materials will be recycled wherever possible.

A contact board will be displayed outside the site. These details will include names and telephone numbers of key construction staff (including the 24 hour contactable project manager) so that neighbours and the general public can contact them should they have cause to do so.

#### ***Site Establishment***

A solid hoarding will be erected to the front of the site. The hoarding will be painted in the Fernrose colours (or an alternative agreed colour if requested) and kept in a clean and tidy condition throughout the works. The hoarding will be well lit and secured.

A site office and welfare facilities will be established on site.

Temporary power, water and drainage will be installed to serve the site.

#### ***Site Access***

Access into the site is pedestrian only and will be from Rochester Road via the front hoarding. There will be no access from the rear of the site.

#### ***Traffic Management***

Fernrose will ensure that all heavy vehicle traffic are limited to times outside of the rush hour, namely between 9.30am and 4.30pm Monday to Friday.

Full liaison will be made with any other sites in Rochester Road when an anticipated start date is decided, especially with regards to transport and deliveries, to minimise any negative impact on the residents and users of Rochester Road.

As standard Fernrose procedure, all deliveries will be carefully planned, pre-booked and managed on site. Orders are only made when required and delivery drivers must call up the site foreman 20 minutes before their arrival. Communications with any others sites/projects adjacent or nearby will be conducted to avoid any deliveries or activities overlapping. No back up/stacking of vehicles in Rochester Road will be allowed at any time and deliveries will be timed to minimise disruption to neighbours, taking into account rubbish/recycling collections. All delivery vehicles are provided with details of the agreed routeing to adhere to.

All deliveries to site will be undertaken with full regard paid to:

- Reduction and control of plant movements
- Vehicle movements directed by a competent person
- Pedestrian and vehicle directional signage – suitable barriers will be erected when deliveries arrive to prevent pedestrians accessing the unloading area.
- Mobile plant will only be operated by a competent person with a trained banks man in attendance to direct movements.

Consultation with Camden Council will continue throughout the project to ensure:

- Construction methods minimise the potential impact on nearby residents and other road users.
- Maintenance of the existing public highway.
- Segregation of all pedestrians, public or employees, on or in the vicinity of the site.

### ***Working Hours***

Site working hours will be 08.00 – 18.00 Monday to Friday and 08.00 – 13.00 on Saturdays. No noisy works will take place on Saturdays. These are as per the normal stipulated working times approved in Camden planning consent notices.

### ***Fire and Emergency Procedures***

In case of out of hours emergencies relating to the site, 24 hour contact names and telephone numbers will be made available. This information will be displayed on the hoarding. Our structural manager V Mulvaney (07891 037 643) is contactable 24 hours direct if necessary.

Fernrose will implement procedures to protect the site from fire. A Site Fire Safety Co-ordinator will be appointed to assess the degree of fire risk and formulate a Site Fire Safety Plan, which will be updated as necessary as the works progress and will also include the following:

- Hot Work Permit regime.
- Installation of the site firefighting equipment e.g. establishing fire points and installing and maintaining fire extinguishers etc.
- Evacuation alarm.
- Material storage and waste control.
- Fire Brigade access.

### ***Security***

All site personnel and visitors to site have to sign in on arrival and sign out before leaving the site. This is incorporated into the site rules and included as part of the site induction process.

The front hoarding will be regularly inspected to ensure that it remains secure. All windows and external doors will remain closed when the site is not operational. The access door to the site will be fitted with a combination security lock to only allow access for authorised personnel.

The name of an appropriate member of staff will be provided to residents and posted on the site hoarding for 24 hour contact in case of emergencies.



**Health and Safety**

The health and safety of site workers, residents and the general public is Fernrose's priority.

Site inductions will be held for all site personnel to establish the site rules and to enforce safety procedures. All site personnel will be required to read the emergency procedures when signing in for the first time and sign to the effect that they have read the procedures. These will include any relevant neighbourly issues.

Site specific Risk Assessments will be developed and agreed ahead of commencement of work on site.

Sub-contractor's detailed method statements will also be produced and safe methods of work established for each element of the works specific to the project.

**Scaffolding**

No scaffold is required for this project.

**Good Housekeeping**

The site will be kept in a clean and safe condition. The areas adjacent to the site will be regularly inspected and any rubbish or litter removed.

Waste and rubbish will be regularly removed from site and not be allowed to accumulate so as to cause a safety or fire hazard.

The road and pavements will be regularly swept and washed down, at least once a day, to ensure they are kept clean. Wheel wash facilities on site will not be required as no vehicles will be entering the site working area.

Perimeter hoardings will be repainted from time to time and will be kept in a neat and tidy condition.

Offloading will generally be direct from vehicles onto the site. Materials will not be stored on the road or public footpaths at any time.

Activities that have the potential to cause dust will be carefully monitored and dust reduction methods employed. This will include water spray, dust abstraction and localised screening where appropriate.

Welfare facilities will be provided on site to discourage operatives from frequenting the interface between the site and public areas. Site operatives will not be allowed to congregate or loiter on the road or the footpath adjacent to the site.

### ***Utility Services***

The site set up will be suitably hoarded during the statutory authority incoming services works. Safe, segregated and clearly signed access will be provided at all times for members of the public.

At no time during the construction works is it anticipated that any incoming services (electric, water, gas, telephone, etc.) will be disconnected or otherwise compromised.

It is also not anticipated that any drainage to neighbouring properties will be affected during the works.

### ***Environmental Issues***

Fernrose operate an environmental policy in which we pursue the following objectives to:

- Conduct our activities with proper regard to the protection of the environment.
- Comply with all relevant regulatory and legislative requirements and codes of practice.
- Communicate with local communities to ensure the work causes the minimum disturbance and disruption.
- Ensure that our staff have a good understanding of the environmental impacts of our business and what is expected of them to minimise these impacts.
- Ensure that suppliers and sub-contractors are aware of this policy and ensure they apply similar standards to their own work.

During the early stages of the project the following activities will be carried out to deal with environmental management:

1. Preparation and consultation with client and statutory authorities to obtain approved licences and consents for discharge and putting the stated consent conditions and controls in place with the environmental impacts considered.
2. Preparation of the Site Waste Management Plan and consultation with supply chain partners and design team to design out or minimise waste.

### ***Waste and Material Management***

A Site Waste Management Plan will be prepared prior to the works commencing.

All waste materials will be removed from site by a licensed waste contractor.

Materials will be handled efficiently and waste managed appropriately in accordance with the waste duty of care in section 34 of the Environmental Protection (Duty of Care) Regulations 1991.

We aim to minimise waste and to recycle as much material as possible. Due to the limited space on site, waste will generally be sorted for recycling at the waste transfer station. This element of the works will be carried out by one of our licensed sub-contractors specialising in waste management.

***Dust, Noise and Vibration:***

We will comply with the BS 5228:1997 (Code of Practice for Noise and Vibration Control on Construction and Open Sites).

Full site soil investigation will be undertaken prior to the works to formalize the best practical means to use, taking into account the mitigation of dust, noise and vibration.

***Dust***

The following measures will be considered as appropriate to mitigate the impact of dust due to the construction activities:

- Through Fernrose's experience, the methods of construction used will minimise dust generating activities as much as possible.
- Enclosed solid barriers will be erected around the site, particularly to protect the neighbouring buildings and boundaries from any dust and minimise the construction sounds. These screens/hoardings will be kept in place for the duration of the works.
- No waste materials will be burnt on site.
- Site set-up is planned to ensure, where possible, dust creating activities are located away from the sensitive areas.
- Any demolition activities will use water as a dust suppressant.
- Water will also be used, where possible, in any cutting and grinding work to suppress dust.
- Cutting equipment will use water as suppressant or we will install a local exhaust ventilation system, which will be vented to the outside via an appropriate point.
- No site run-off of water/mud will be allowed.
- Adjacent road surfaces will be frequently swept and washed down to keep them clean.
- No vehicles will enter the site itself and all loads/materials entering and leaving the site will be covered where appropriate.
- All non-road mobile machinery will utilise ultra-low sulphur tax exempt diesel, where available.
- All road vehicles will be requested to comply with set emission standards.
- Effective traffic management and well organised vehicle logistics will be applied resulting in less dust and mud being produced.
- All vehicles will switch off engines whilst in attendance – no idling vehicles.
- Stockpiles will be kept for the shortest minimum time where necessary.
- A method statement will be developed as part of this Construction Impact Management Plan prior to the works commencing to minimise gaseous and particulate emissions generated during construction.
- The Fernrose structural managers and site workers will visually assess any dust emission on site and take further action to mitigate this if necessary.



## **Noise**

We are fully aware of the sensitivities of those occupying the adjacent properties to noise. All reasonable steps will be taken to minimise any disruption to adjacent occupiers by noisy activities on site:

- Where possible Fernrose will employ construction methods to avoid the amount of noise generated in the first instance.
- Where it is necessary to carry out noisy activities, these will be identified well in advance and the timing agreed prior to commencement with neighbours. These activities will be carried out in accordance with Local Authority requirements and in consultation with any affected residents.
- Noisy works will be restricted to between 09.00 – 18.00 Monday to Friday.
- Fernrose will screen the noise where possible through a combination of the hoarding, screens, material storage and existing structures. These will all be kept in place for the duration of the works.
- Where possible any noisy stationary equipment will be located away from sensitive areas. Material handling areas will also be kept away from sensitive receptors.
- Drop heights of materials will also be kept to a minimum to avoid unnecessary extra noise.
- Where possible Fernrose uses quiet or low noise equipment. Electrically operated plant will be used where practical. We will ensure all plant used on the site will be effectively silenced.
- Fernrose only uses modern compressors/generators which are kept in good working order. The lids/doors to this equipment are always kept firmly closed and plant is shut down when not required. Fernrose only uses plant conforming with relevant standards and directives on emissions.
- All Fernrose employees receive good practice guides through regular tool box talks. Operatives working in noisy areas will also be monitored to ensure they are wearing the necessary protective equipment and that they are not exceeding their permitted exposure periods.
- No radios or other audio equipment will be allowed on site.
- Efficient vehicle logistics ensure that vehicles arrive promptly, are off-loaded quickly and depart quickly meaning that there is less time when noise is generated and it will also prevent traffic build up noise being generated.
- All vehicles will switch off engines whilst in attendance. Vehicles routes are also planned to avoid the need for the vehicles to reverse, thereby ensuring no extra noise.
- Deliveries will only be made between the hours of 09.30-4.30pm Monday-Friday.

## **Vibration**

Fernrose are aware that the potential for vibration is dependent on a number of factors and apply the following measures to reduce and manage vibration;

- The method of construction used will be carefully considered to ensure the method with the least vibration risk is applied.
- Should any vibration be expected then local residents will be informed at least 7 days in advance.
- Fernrose ensures all its equipment is modern and in good working order.
- Compressors/generators are usually stored on plywood rather than directly on the ground to reduce the transfer medium.
- Where possible the origin of the vibration is stored away from sensitive receptors.

- Windows are sealed shut to prevent any rattling of windows or accentuation of any vibration on site.
- All sensitive structures and buildings will be identified and surveyed before the works. Vibration levels will be monitored throughout the works.
- All Fernrose employees are carefully inducted and have restricted usage of vibration tools to minimise risk and comply with Health and Safety legislation.
- Fernrose ensure to manage all vehicle traffic effectively, ordering only when required and ensuring vehicles are only in attendance for the minimum time possible reducing impact on local traffic flows and congestion.

***Energy management:***

In accordance with the strategy for sustainable construction, Fernrose aims to reduce their energy use and carbon emissions where possible, using a variety of measures;

- Ensuring sites connect to the electricity supply as early as possible to prevent lots of equipment running on fuel-driven generators.
- Fernrose endeavours to use recycled products for site set up and enabling works where possible.
- All site workers receive an induction and training to use construction plant efficiently (keeping plant well maintained and turning off when not required, etc.)
- Fernrose also ensures to only request spoil collections and deliveries when required using organised vehicle sequencing/logistics to reduce unnecessary transportation and reduce traffic flows/congestion resulting in less exhaust emissions.
- Drivers are also trained and advised to use their vehicles in a fuel efficient manner (engines turned off when at site, etc.).
- Site waste management policy is followed and adhered to.

# land rear of 6 Wilmot Place

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Directions from 9 Rochester Rd,  
London NW1 9JG, UK to 8-9  
Rochester Rd, London NW1 9JG,  
UK

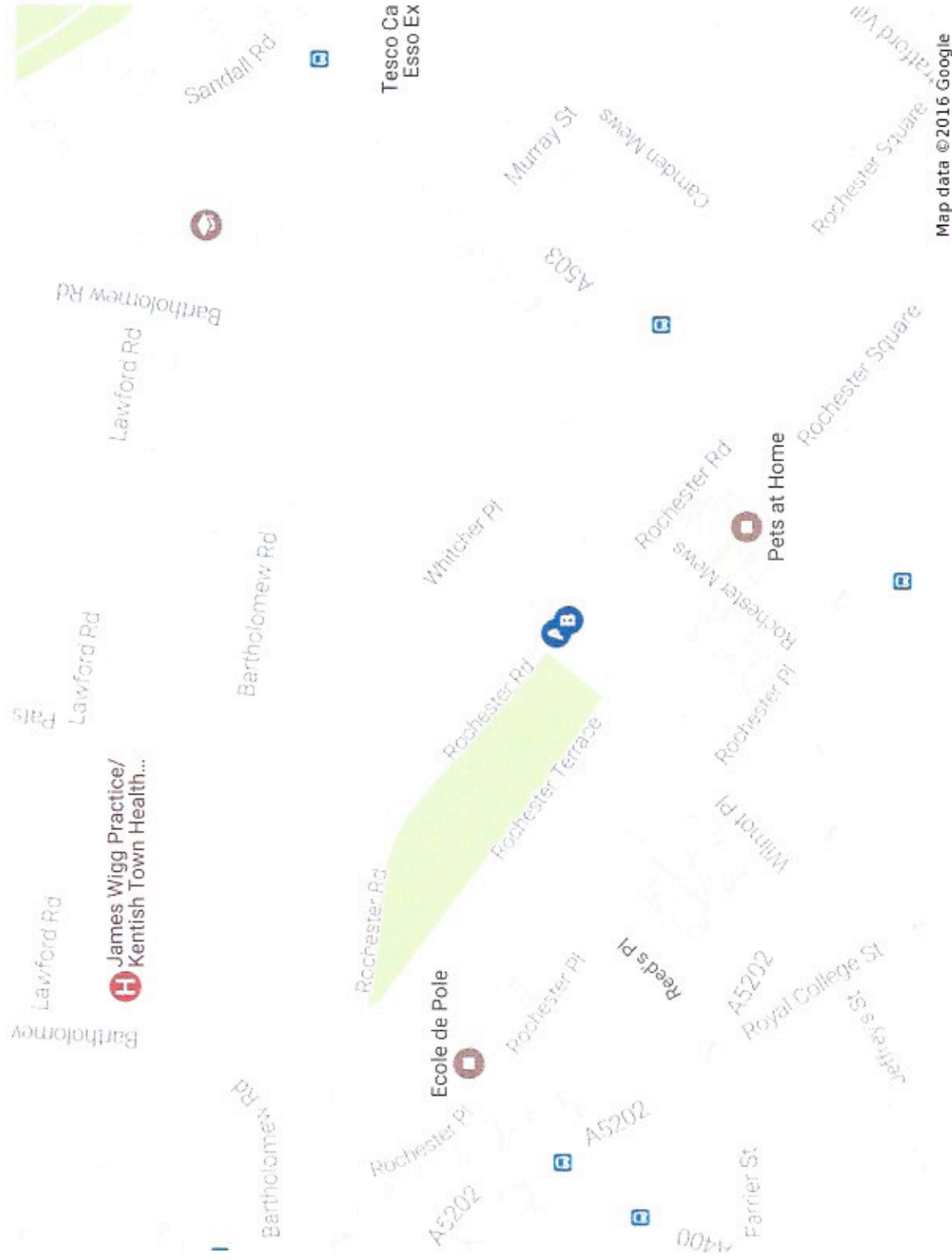
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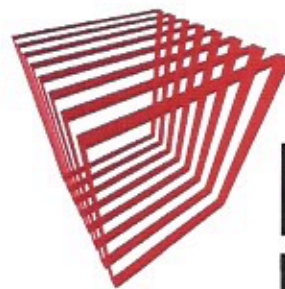
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# FERN ROSE

## **FERNROSE GUIDELINES FOR BASEMENT EXCAVATIONS**

Fernrose hopes that by introducing these guidelines, basement excavations can be undertaken in a manner to reduce the inconvenience caused to neighbouring owners and with well engineered proposals to minimise any risk of structural distress to the property or those of the neighbours.

<b>GENERAL REQUIREMENTS</b>		
1.	General	With much of Camden having been built many years ago, the impact on neighbouring properties of basement excavation is to be carefully assessed, monitored and measured.
<b>PROFESSIONAL TEAM</b>		
2.	Professional Team	A fully qualified engineer is to be appointed by Fernrose in all cases of basement excavations. The engineer is to be retained throughout all of the pre- and post contract phases of the project.
3.	Site Investigation	<p>A full geological and hydrological ground survey is to be undertaken on the subject site. This survey is to include for boreholes and/or trial pits to demonstrate an assessment of the ground conditions in accordance with the recommendations contained in BS 8004: Foundations and the BS EN 1997.</p> <p>The assessment must include advice with calculations which demonstrate that the effect of the excavation on adjacent buildings/structures, will be no worse than 'Very Slight' (the classification of visible damage to walls, ease of repair of plaster and brickwork or masonry in the table by Boscardin and Cording, BRE et al).</p>

4.	Full Details	<p>Full details of any proposals relating to basement excavation must be available with the application. These should include a comprehensive method statement for the creation of the new basement. The method statement should be site specific and include all relevant details relating to the site, adjoining premises, access etc.</p> <p>The proposals must include an assessment of the cumulative impact of the proposals based upon other basement excavations that have been carried out within the vicinity from both a structural and hydrological perspective.</p>
<b>GENERAL APPROVAL CONDITIONS</b>		
5.	Neighbours	Fernrose will require that the applicant or agents make contact with any neighbours likely to be affected by the work as soon as an application is made to Fernrose for consent.
6.	Sequencing of Works	Depending on the number and programme of applications in any one locality, Fernrose may require that projects are deferred so that local residents are not subjected to unnecessary disturbance or inconvenience.
7.	Water in Sub-Soil	The water in the subsoil of the site is, as far as practicable, to be retained on the site and is not to be pumped off the site without express permission from Fernrose or their engineers.
8.	Health & Safety	All work must be carried out in accordance with all relevant and current regulations, requirements, bye-laws, codes of practice, etc of all statutory and local authorities.
9.	Double Underpinning	Where deep underpins are to be carried out in two lifts a methodology must be set out which demonstrates that any settlement of the foundations is minimised such that the effect on the structures affected by the works is no worse than 'very slight'. Deep excavations must be shored in an appropriate way and Fernrose must demonstrate there is no risk of instability in individual deep excavations. The durability of the underpinning detail must not be compromised in any way by the additional construction joints.
10.	Careful Removal	Fernrose during demolition or alteration to existing buildings shall make every effort to eliminate nuisance,

		injury or damage to the public, the adjoining premises, their occupants or contents. The building owner shall ensure that any adjacent roadway is kept clear of mud, rubbish and other debris. Rubbish skips must be kept covered and lit and all debris must be removed in accordance with the Control of Pollution (Amendment) Act, 1989 and the Environmental Protection Act 1990.
11.	Shoring and Supporting	Any structure or land adjoining or adjacent to the building site is to be supported and restrained by approved methods as may be required and supported with concrete, reinforced concrete and brickwork in cement mortar or other approved materials as necessary. The cost of making good any damage caused to the adjoining properties will be borne by Fernrose.
12.	Underpinning	Where the foundations of walls or buildings may be undermined by adjacent excavations, they should be underpinned. The underpinning shall be executed to the satisfaction of Fernrose and the requirements of the Local Authority's Building Control Officer